| 177.0 | 0002 | 0012.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 754,800 / | 754,800 |
| | | | | | USE VALUE: | 754,800 / | 754,800 |
| | | | | | ASSESSED: | 754,800 / | 754,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 59 | | UDINE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ZAFAR SAHAR FATIMA |
| Owner 2: | AHMED KHAWAJA FRAZ |
| Owner 3: | |
| Street 1: | 59 UDINE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CHOU WEI-I - |
| Owner 2: | LIN SHU-CHUAN - |
| Street 1: | 59 UDINE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,344 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1789 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7344.000 | 306,000 | 600 | 448,200 | 754,800 |
| Total Card | 0.169 | 306,000 | 600 | 448,200 | 754,800 |
| Total Parcel | 0.169 | 306,000 | 600 | 448,200 | 754,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.96 | /Parcel: 421.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119400
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

## PREVIOUS ASSESSMENT

Parcel ID: 177.0-0002-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 306,000 | 600 | 7,344. | 448,200 | 754,800 | 754,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 243,900 | 700 | 7,344. | 441,800 | 686,400 | 686,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 243,900 | 700 | 7,344. | 339,400 | 584,000 | 584,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 243,900 | 700 | 7,344. | 320,200 | 564,800 | 564,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 243,900 | 700 | 7,344. | 294,500 | 539,100 | 539,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 229,700 | 700 | 7,344. | 275,300 | 505,700 | 505,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 229,700 | 700 | 7,344. | 253,600 | 484,000 | 484,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 229,700 | 700 | 7,344. | 253,600 | 484,000 | 484,000 | | 12/13/2012 |

!13867!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 03:45:42 |

## LAST REV

| Date | Time |
|---|---|
| 09/17/19 | 14:27:23 |
| mmcmakin | |
| 13867 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 119400 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CHOU WEI-I, | 73115-151 | 1 | 8/15/2019 | | 840,000 | No | No | | |
| MATSUURA RYOTA, | 54718-446 | | 5/21/2010 | | 497,350 | No | No | | |
| DE THOMASIS DAV | 51171-512 | | 5/14/2008 | | 475,000 | No | No | | |
| DETHOMASIS ALIC | 25638-51 | | 9/7/1995 | | 1 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/25/2014 | 1609 | New Wind | 4,600 | | | | | Install 7 replacem |
| 12/20/2012 | 1870 | Manual | 4,080 | | | | | air sealing & insu |
| 7/29/2010 | 914 | New Wind | 11,000 | | | | | 12 WINDOWS |
| 11/18/2008 | 1410 | Re-Roof | 4,995 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/2/2018 | Inspected | BS | Barbara S |
| 3/10/2009 | Inspected | 163 | PATRIOT |
| 12/30/2008 | Measured | 163 | PATRIOT |
| 12/29/1999 | Meas/Inspect | 243 | PATRIOT |
| 7/20/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7344 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 6 | | | | | | | | | 448,226 | | | | | | 448,200 | |

Total AC/HA: 0.16860 | Total SF/SM: 7344 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 448,226 | Spl Credit | Total: 448,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1958 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00999999 |
| Adj $ / SQ: | 143.168 |
| Other Features: | 117500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 375980 |
| Depreciation: | 69932 |
| Depreciated Total: | 306048 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | | BRs: 3 | | | | Baths: 2 | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

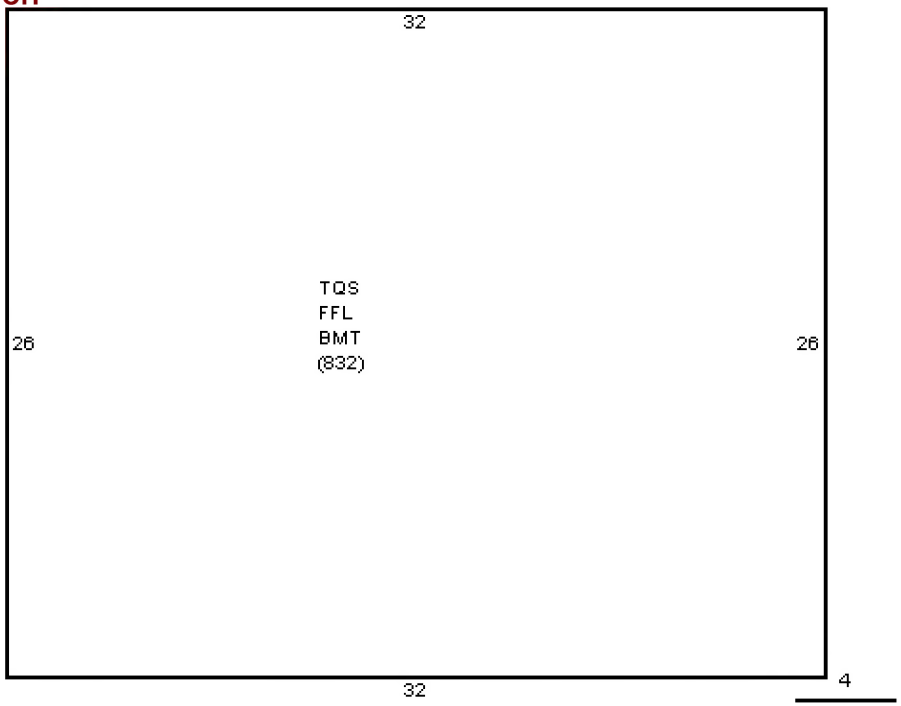
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 143.17 |
| Special Features: | 0 | Val/Su Net: | 133.74 |
| Final Total: | 306000 | Val/Su SzAd | 210.16 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 832 | 60.130 | 50,028 |
| FFL | First Floor | 832 | 143.170 | 119,115 |
| TQS | 3/4 Story | 624 | 143.170 | 89,337 |
| | Net Sketched Area: | 2,288 | Total: | 258,480 |
| Size Ad | 1456 | Gross Are | 2496 | FinArea 1789 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 40 | | |

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

177.0-0002-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A2 | WOOD SHD | D | Y | 1 | 10X12 | A | AV | 1980 | 7.67 | T | 31.2 | 101 | | | 600 | | | 600 |

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600

## IMAGE

AssessPro Patriot Properties, Inc